



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 06/16/14	<b>EXPIRATION DATE:</b> 8/3/2020	<b>DOCKET #:</b> 157003	<b>COFA #:</b> COFA 15-8689
<b>ADDRESS:</b> 20 EAST 63RD STREET <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1377 / 60

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Albert Wu**  
**DFA West LLC**  
**55 East 86th Street Apt. 4A**  
**New York, NY 10028**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 1, 2014, following the Public Hearing of the same date, voted to approve a proposal for alterations at the subject premises, as put forward in your application completed March 6, 2014 as you were notified in Status Update Letter 15-5974 (LPC 15-4421), dated April 2, 2014.

The proposal, as approved, consists of removal of the stucco finish, storefront infill, awnings, windows, cornice caplight; and light fixtures; and installation of limestone cladding at the ground and second floors; brick veneer at the third through fifth floors; a limestone cornice; two single-paned wood casement display windows within the openings at the second floor; two single-paned wood fixed windows at the ground floor; a multipaned casement wood window with a fan transom, an iron balustrade, and an ornamental carved address above the window; tripartite six-over-six double-hung wood windows at the third through fifth floors, all in a dark grey finish (Benjamin Moore "Raccoon Fur" 2126-20); installation of paired wood doors, with vinyl signage, "Goyard" applied to the glazing; installation of a black granite sign ("Goyard"), with a limestone frame and gold stippled engraved letters above the entrance doors; installation of brown colored awnings on each window, featuring bronze painted letters on the skirts at the ground and second floor storefront windows ("Goyard"); installation of LED uplighting strips within sills at the third through fifth floors, beneath the arched window, and within the areaway; installation of two wall sconces flanking the doors in an antique brass finish; and installation of two black painted iron areaway fences. The approved work was shown on presentation boards consisting of photographs, a site plan, elevation, plan and detail

drawings labeled A-900.00 through A-913.00, dated September 19, 2014, all prepared by O'Neil Langan Architects, PC, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Designation Report describes 20 East 63rd Street as a rowhouse originally built in 1876, and altered by J.M. Beringer in 1954; and that the building has been altered extensively, and is not one for which the Upper East Side Historic District was designated. The Commission further notes that Certificate of Appropriateness 07-2551 (LPC 07-2393) was issued October 17, 2006 approving removing the front areaway ramp, stairs and railing; raising the door opening to create an at-grade entrance; installing new storefront infill; and Certificate of Appropriateness 04-5472 (LPC 04-4198), was issued March 5, 2004, approving the installation of a barrier-free access ramp in front of the ground floor; modifying the masonry openings at the ground and second floors; window replacement; resurfacing the façade with a brownstone color stucco; installing a cornice at the second floor and a second cornice atop the building; and installing new signage.

With regard to this proposal, the Commission found that the building is highly altered and is not one of the buildings for which the Upper East Side Historic District was designated, therefore, the work will not eliminate any significant historic fabric; that the proposed work is in keeping with the long tradition within the Upper East Side Historic District of the creation of the classically inspired facades; that the proposed materials, design and details of the façade, including a limestone base, cornice, quoins and window surrounds and brick at the upper stories, will recall materials and details found at rowhouses that were redesigned in the early 20th century on this street and in this historic district; that the overall composition of the facade, in terms of its symmetry, fenestration, and use of classical elements evokes the 20th century Renaissance and Beaux Arts styles that is in keeping with the history of altering rowhouses in this historic district; that the proposed black painted wood windows are consistent with the materials, details and finishes of windows found historically at buildings within this row and at townhouses in this district; that the proposed black ironwork at the arched window will relate to historic ironwork found on the rest of the block; that the proposed light fixtures will be well integrated with the design of the façade will not have visible conduit, and will not call undue attention to themselves; that the presence of an areaway is in keeping with buildings of this age and style in the Upper East Side Historic District; that the height, placement, and painted finish of the proposed areaway railings are in keeping with similar railings typically found in the district; that the proposed areaway railings will not project further onto the sidewalk than any others on the block; and that the proposed work will not detract from the special character of the Upper East Side Historic District.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on May 22, 2014, the Landmarks Preservation Commission received final drawings A-900.00 through A913.00, dated May 22, 2014, all prepared by Stephen R. O'Neil, R.A. Accordingly, staff reviewed the drawings and noted that the proposed work also incorporates, at the first floor of the rear facade, the in-kind replacement of multi-light, wood and glass double doors; the installation of two new, single-pane casement windows in existing masonry openings; at the second floor, the removal of an existing door and transom window and the installation of a new, wood and glass door within the existing masonry opening; removal of four, one-over-one, double-hung wood windows and the installation of four, single-pane casement windows in existing masonry openings; at the third, fourth and fifth floors, the removal of existing doors and transom windows and the installation of new, wood and glass doors within the existing masonry openings; removal of six, one-over-one, double-hung wood windows and the installation of six, single-pane casement windows in existing masonry openings; and associated interior alterations throughout the building.

Accordingly, the staff of the Commission reviewed these materials and found, in accordance with the provisions of Title 63 of RCNY, Section 3-04 (d) (2), that the replacement windows and doors on the rear facade will not be visible from any public thoroughfare; will be installed in existing masonry openings; and will not replace "special" windows as defined in these rules; and that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved by the LPC with a perforated seal and Certificate of Appropriateness 15-8689 is being issued.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Mishael Shabrami.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Kristen Massenburg, CODE, LLC

cc: Kristen Massenburg, CODE, LLC; Caroline Kane Levy, Deputy Director of Preservation/LPC